



Caldey Gardens, TS17 5HW
5 Bed - House - Detached
£349,995

EPC Rating: C
Tenure: Freehold
Council Tax Band: E



SMITH &
FRIENDS
ESTATE AGENTS

Caldey Gardens

Ingleby Barwick TS17 5HW

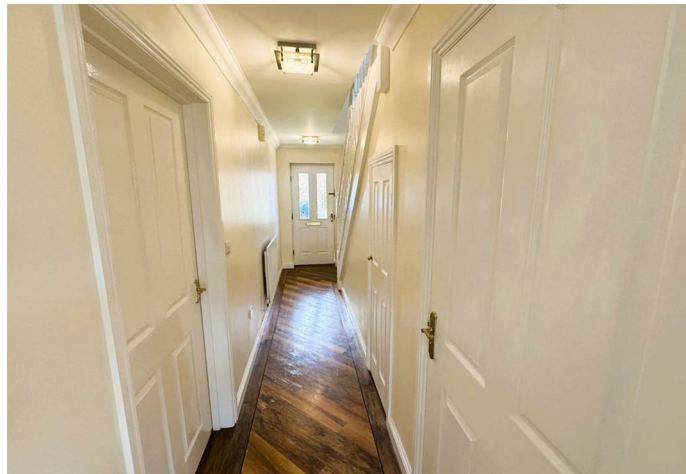
SMITH & FRIENDS are pleased to bring to the market this Yuill built, five bedroom detached family home, located within the desirable area of Roundhill, Ingleby Barwick.

The Property briefly consists of a generous hallway with understairs storage, Lounge leading into the dining room, conservatory, kitchen, utility room and additional Sitting room which has been created using one of the garages for additional downstairs space.

The first floor provides five great bedrooms, all accessed from the spacious feature landing, 'Master' with built in wardrobes and en-suite, whilst further wardrobes are available to bedroom Five, and a four piece family bathroom.

Externally, the property has double driveway with a small presentable lawn and single garage. The rear of the property provides an enclosed rear garden, providing plenty space for family occasions.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick











GROUND FLOOR

Hallway

Understairs Storage Cupboard

Lounge

19'8" x 10'5" (6.0m x 3.2m)

Sitting Room

16'4" x 8'6" (5.0m x 2.6m)

Downstairs WC

Dining Room

10'5" x 9'10" (3.2m x 3.0m)

Kitchen

13'5" x 8'2" (4.1m x 2.5m)

Utility Room

Conservatory

10'9" x 9'6" (3.3m x 2.9m)

FIRST FLOOR

Landing

With Storage Cupboard

Master Bedroom

12'9" x 10'5" (3.9m x 3.2m)

Built in Wardrobes

En-Suite

Bedroom 2

9'2" x 9'2" (2.8m x 2.8m)

Bedroom 3

9'2" x 7'10" (2.8m x 2.4m)

Bedroom 4

11'9" x 7'10" (3.6m x 2.4m)

Bedroom 5

11'5" x 9'6" (3.5m x 2.9m)

Built in Wardrobes

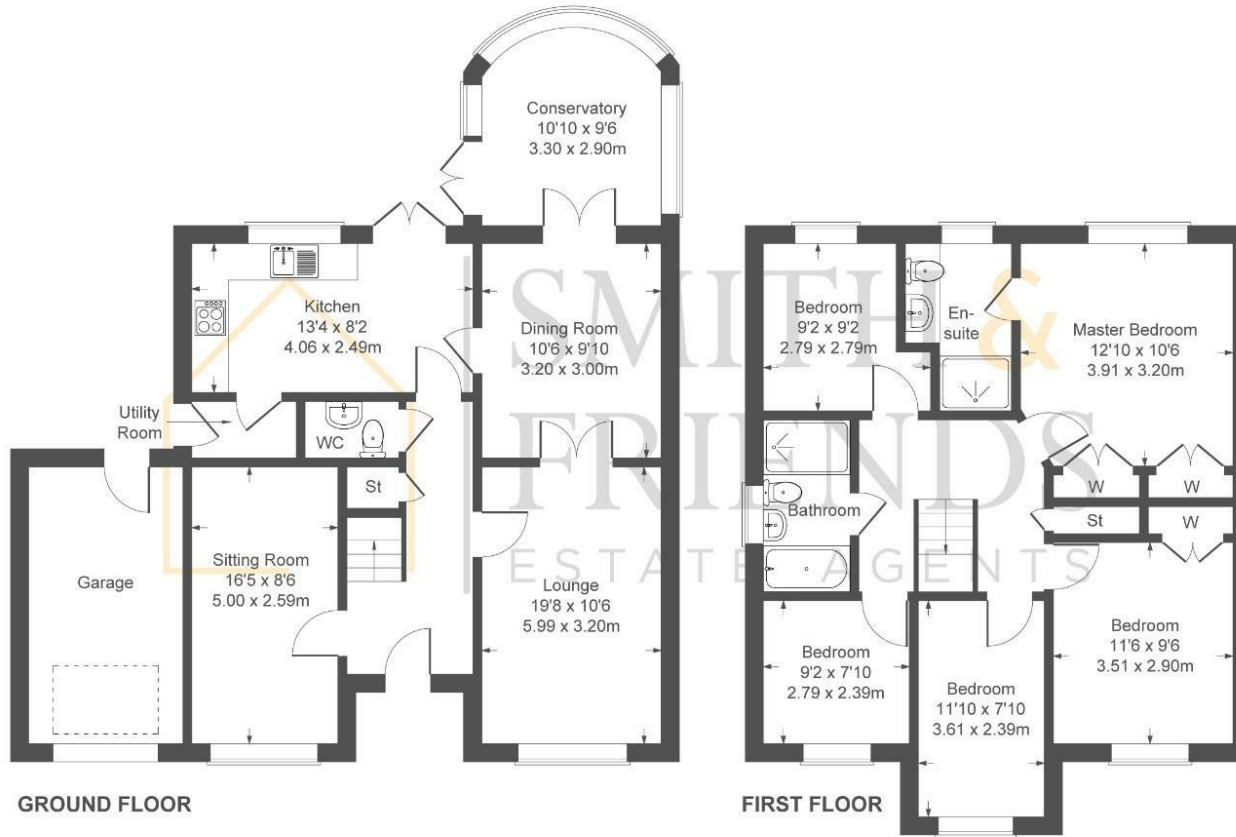
Family Bathroom





Caldey Gardens

Approximate Gross Internal Area
1653 sq ft - 154 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	81
	EU Directive 2002/91/EC		

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